



Project: CONC-0020

November 13, 2020

Ms. Elizabeth Hughes
Town Planner
Concord Planning Division
141 Keyes Road
Concord, MA 01742

Re: Center & Main – Response #3 to Town Staff Comments
Symes Development & Permitting, LLC
Definitive Subdivision Plan #2436
1440-1450 Main Street

Dear Ms. Hughes,

Enclosed please find the following items for resubmittal in response to the updated comments memorialized in writing within this letter:

- Definitive Plan Set; dated Revised November 12, 2020.
- Stormwater Report dated Revised November 13, 2020
- Site Evaluation Plan dated Revised November 13, 2020
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The following recent documents have also been incorporated into the updated comments:

- 10/10/2020 Memorandum; To: Town Planner; From; Public Works Engineering Division.

The Revised Stormwater Report and Plan Set reflect additional mitigation efforts incorporated into the design in response to referenced comments from the Engineering Division as follows:

ENGINEERING DIVISION – UPDATED MEMORANDUM DATED OCTOBER 10, 2020,

1. Comment has been addressed.
2. Comment has been addressed.
3. Comment has been addressed.
4. Comment has been addressed.
5. Comment has been addressed.

6. Comment has been addressed.
7. Clarified on Sheet 3; Curbing type is the same for both sides of street; The Hot Mix Asphalt Berm & Curb Detail has been removed from Sheet 9, since all curbing will be either slope granite or vertical granite per locations designated on plan. Also the "Cape Cod Berm (Type 2)" label has been removed and replaced with the "Curb - Sloped Granite Edging or Vertical Granite" label within the Hot Mix Asphalt Sidewalk with Grass Strip Detail also on Sheet 9.
8. Comment has been addressed.
9. Comment has been addressed.
10. Frontage lots (Lot E & Lot F) are not part of the subdivision. Actual location of driveway serving each dwelling from (Main Street or Road A) to be determined at such time a building permit is applied for.
11. Comment has been addressed.
12. Site Evaluation Plan has been updated.
13. Snow storage within the islands is suitable and does not need to be prohibited based upon discussion with vendor representative. Chambers have the design capacity to support eight feet of soil cover and current design only requires about four-feet thus leaving additional design load for use as a live load for snow storage. There are no cleaning requirements for the Underground Infiltration Systems within each culdesac. Cleaning requirements are to be focused on each sediment forebay. Inspection ports will be provided at the beginning and end of each row of chambers.
14. Condition of Approval.
15. Comment has been addressed.
16. Stormwater Report has been updated,
17. Condition of Approval.
18. Condition of Approval.
19. Comment has been addressed.
20. Condition of Approval.
21. Sediment Forebay volume is provided for 1-inch
22. Comment has been addressed.
23. Comment has been addressed.
24. Comment has been addressed.
25. Comment has been addressed.
26. Comment has been addressed.
27. Condition of Approval.
28. The Engineering Division has stated that they will review the information, provided by Patriot Excavating, when the Applicant files the ZBA Earth Removal Special Permit.
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30. A copy of the Haley Aldrich Geoprobe Report, conducted on October 22, 2020, has been provided, to document in writing, the presence of suitable material within the cut areas associated with the grading requirements of the proposed subdivision roadway cul-de-sacs.
31. Condition of Approval.
32. Condition of Approval.



33. Plan note has been added to protect underground infiltration systems.
34. Comment has been addressed.

Engineering Division comments on 10/8/2020:

1. Condition of Approval relating to earth removal. Please note, Building Division also has authority to request additional information and safe guards within the provisions of the International Residential Building Code prior to construction during review of Building Permit Application.
2. ok.

Engineering Division comments on 11/9/2020:

1. Updated watershed area calcs have been further reduced for both the Existing analysis and the proposed analysis to follow limit of work line associated with wetland filling of 4,930 square feet and protection of additional trees on Lot 11.
2. Stormwater Report has been revised and resubmitted with reduced matching areas for existing and proposed due to further mitigation measures incorporated.
3. Agree, Condition of Approval.
4. Ok.

Thank you for your attention to this matter, please do not hesitate to contact our office with any questions prior to the next public hearing.

Respectfully,

For WILLIAMS & SPARAGES, LLC

Richard J. Harrington, P.E.

Cc Symes Development & Permitting, LLC
Latham Law Offices, LLC

Response to Town Planner Report - 11.13.2020.docx
